

IN RE:	PETITION FOR ADMINISTRATIVE	* BEFORE THE
	ZONING VARIANCE	
	W/S Dover Road, 452 ft. S of	* ZONING COMMISSIONER
	c/l of Baubitz Road	
	12516 Dover Road	* OF BALTIMORE COUNTY
	4th Election District	
	3rd Councilmanic District	* Case No. 96-48-A
	Maurice Speert, et ux	
	Petitioners	*
	* * * * *	* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Maurice Speert and Bethany Speert, his wife, for that property known as 12516 Dover Road in the Worthington Club Estates subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (detached garage) with a side yard setback of 2 ft., in lieu of the required 1-1/2 ft., and to allow the same on the side yard closer to the street, in lieu of the required rear yard and third of the lot farthest removed from any street. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

ORDER RECEIVED FOR FILING

Date

By

9/14/95
M. Hark

MICROFILMED

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

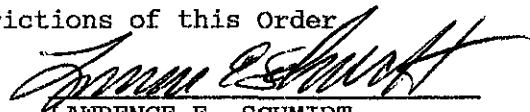
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September, 1995 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (detached garage) with a side yard setback of 2 ft., in lieu of the required 1-1/2 ft., and to allow the same on the side yard closer to the street, in lieu of the required rear yard and third of the lot farthest removed from any street, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 11, 1995

Mr. and Mrs. Maurice Speert
12516 Dover Road
Reisterstown, Maryland 21136

RE: Petition for Administrative Zoning Variance
Case No. 96-48-A
Property: 12516 Dover Road

Dear Mr. and Mrs. Speert:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

96-48-A

to the Zoning Commissioner of Baltimore County

for the property located at #12516 Dover Road

which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and ~~400.1~~ is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) **To permit an accessory structure (detached garage) with a side yard setback of 2 ft. in lieu of the required 2 1/2 ft. and to allow the same on the side yard closer to the street in lieu of the required rear yard and third of the lot farthest removed from any street.**

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE BACK SHEET

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

X Maurice Speert

(Type or Print Name)

Signature

Bethamy Speert

(Type or Print Name)

X Bethamy Speert

Signature

#12516 Dover Rd. 561-0800

Address

Phone No.

Reisterstown Md. 21136

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Cunningham Company

Bob Cunningham

Name

703 W. Padonia Rd

Address

Phone No.

Hunt Valley, MD 21030 252-7933

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE:

8-4-95

ESTIMATED POSTING DATE:

8/13/95



Printed with Soybean Ink
on Recycled Paper

ITEM #:

Affidavit in support of Administrative Variance

undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to rely thereon in the event that a public hearing is scheduled in the future with regard thereto.

at the Affiant(s) does/do presently reside at #12516 Dover Road
address
Reisterstown Md. 21136
City State Zip Code

at based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

please allow us to replace our existing garage (24'x24') with a new 25'x23' Garage in the same footprint, at the end of our existing Driveway.

Reason for replacement:

- ① Foundation deteriorating
- ② unsafe to just repair exist.
- ③ SEPTIC SYSTEM IS IN REAR YARD

at Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and be required to provide additional information.

M. Paul Speert
signature
M. Paul Speert
(type or print name)



Bethamy Speert
signature
Bethamy Speert
(type or print name)

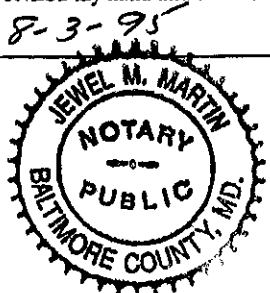
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of August, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bethamy Speert & M. Paul Speert

Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

WITNESS my hand and Notarial Seal.



Jewel M. Martin
NOTARY PUBLIC

My Commission Expires: 7-13-98

MICROFILMED

Zoning Description

- 3 copies

96-48-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 12516 DOVER ROAD

Election District 4

(address)

Councilmanic District 3

Beginning at a point on the WEST side of _____
(north, south, east or west)

DOVER ROAD which is 70'
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 452' SOUTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street BAUBITZ ROAD
(name of street)

which is 60' wide. *Being Lot # —,
(number of feet of right-of-way width)

Block —, Section # — in the subdivision of

WORTHINGTON CLUB ESTATES as recorded in DEED
(name of subdivision)

LIBER # 9170, Folio # 571, containing

79279.2 SQ. FT. (1.81 AC)
(square feet and acres)

BEGINNING AT SW CORNER DOVER & BAUBITZ RD.
GOING SE 57' THEN SE 230.1', THEN SE 150'
THEN SW 150', THEN SW 203.7', THEN NW 50.5'
THEN NE 422', THEN SE 26' TO POINT OF BEGINNING.

#54

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 12516 DOVER ROAD see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: WORTHINGTON CLUB ESTATES
 plat book# 96-48-A, lot# 101, section# 1

OWNER: MAURICE & BETHANY SPEERT

SEMYON & MARINA BARANDUSKY
12517 FELLOWSHIP COURT
 TAX ACCT. 2100003346

IDA M. & GEORGE E. STAIRS
12504 DOVER RD
 TAX ACCT. 0419072861

JOHN & SOSAMMA MATHENS
2509 BALBITZ RD.
 TAX ACCT. 2100003347

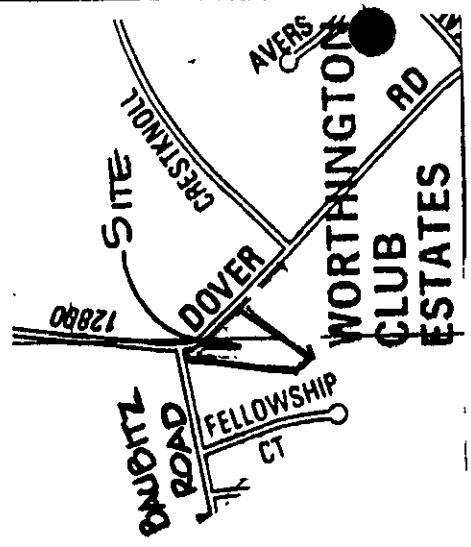
EXIST. 24'x24' GARAGE (DETACHED) TO BE REPLACED WITH NEW GARAGE SAME SIZE AND LOCATION AS EXIST.

EXIST. SEPTIC AREA

EXIST. WELL

DOVER RD.
 70' R/W

Scale of Drawing: 1"=100'

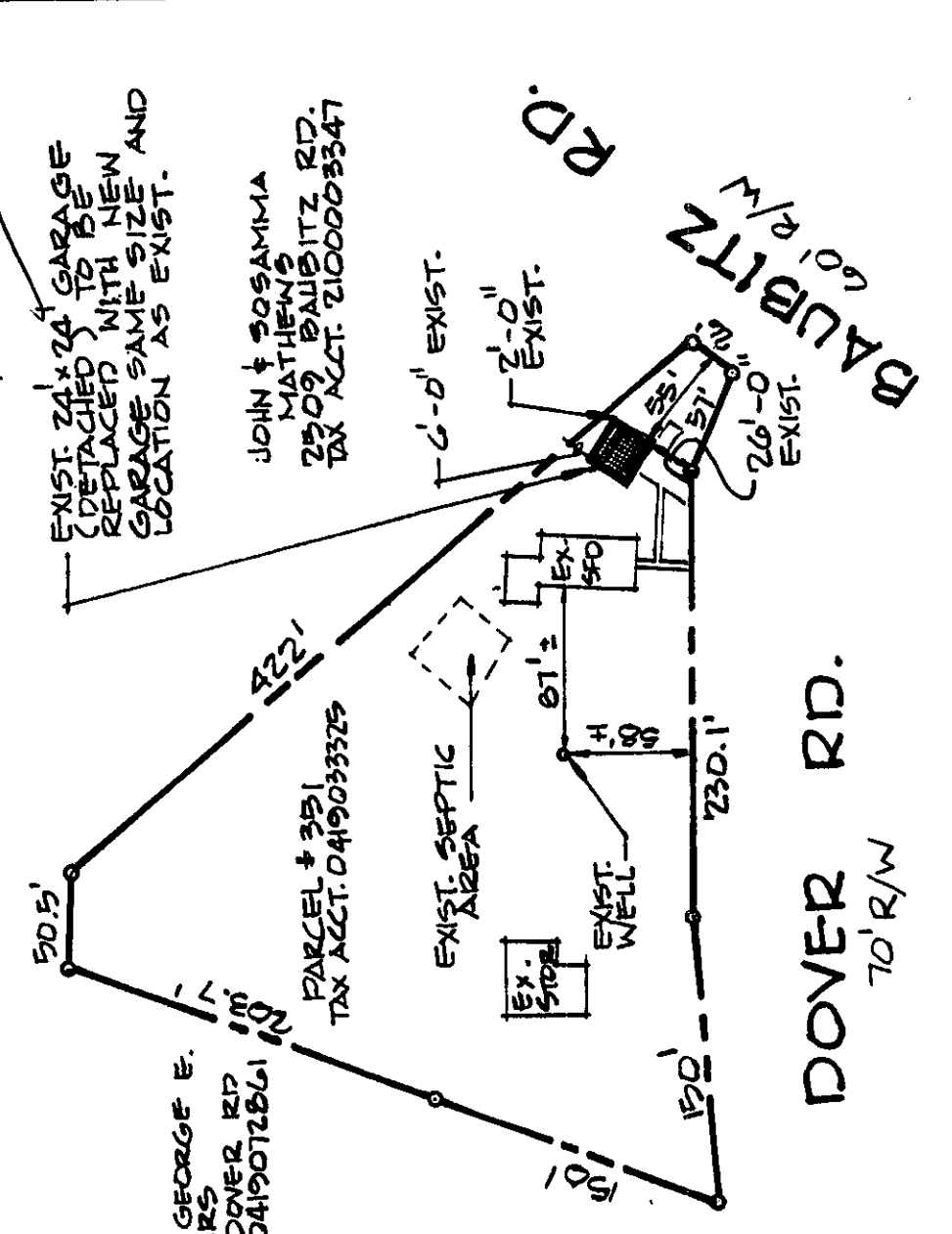


LOCATION INFORMATION

Election District: 4
 Councilmanic District: 3
 1"=200' scale map#: NW-16F
 Zoning: RC-5
 Lot size: 1.81 acreage 79279.2 square feet
 public sewer: ☐ private sewer: ☒
 public water: ☐ private water: ☒
 Chesapeake Bay Critical Area: ☐ yes ☒
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 54 CASE#:



North
 date: 8/4/95
 prepared by: [Signature]

CERTIFICATE OF POSTING 96-48-7
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District H-4 Date of Posting 8/18/05
Posted for: Variance
Petitioner: Maurice & Bethany Spoor
Location of property: Little River Rd, W/S
Location of Sign: Facing road w/ property being zoned
Remarks: _____
Posted by: M. Kelly Date of return: 8/23/05
Number of Signs: 1 MAILED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

96-48-A 004148

DATE 8/4/95 ACCOUNT R-001-615-000

AMOUNT \$ 85.00

RECEIVED FROM: Maurice Speert

FOR: 010 - variance ... \$ 50 ITEM 54
080 - sign ... \$ 35 Taken by JRF

03A03#0038MICHRC \$85.00
BA C002:37PM08/04/95

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

03A03#0038MICHRC

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 54

Petitioner: M. PAUL SPEERT

Location: 12508 DOVER ROAD REISTERSTOWN, MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

NAME: M. Paul SPEERT

ADDRESS: 12508 DOVER RD

REISTERSTOWN, MD 21136

PHONE NUMBER: 561-0800

AJ:ggs

(Revised 04/09/93)





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

COPY

Re: CASE NUMBER: 96-48-A (Item 54)
12516 Dover Road
W/S Dover Road, 452' S of c/l Baubitz Road
4th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 20, 1995. The closing date (September 5, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Maurice and Bethany Speert



MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 28, 1995

Mr. and Mrs. Maurice Speert
12516 Dover Road
Reisterstown, Maryland 21136

RE: Item No.: 54
Case No.: 96-48-A
Petitioner: M. Speert, et ux

Dear Mr. and Mrs. Speert:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 4, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 8, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 26, 31, 32, 33, 34, 35, 36, 37, 38, 41, 43, 44, 45, 46, 48, 49, 50, 51,
53, and 54. ⁹

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Sam L. Lewis

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-8-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 054 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: August 22, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, ^{RWB/DK} P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for August 21, 1995
Items 044, 046, 047, 048, 049, 051, 053 and 054

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

*(410) 887-4500

DATE: 08/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 14, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 43,44,45,46,48,49,50,
51,52,53 AND 54.

10

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

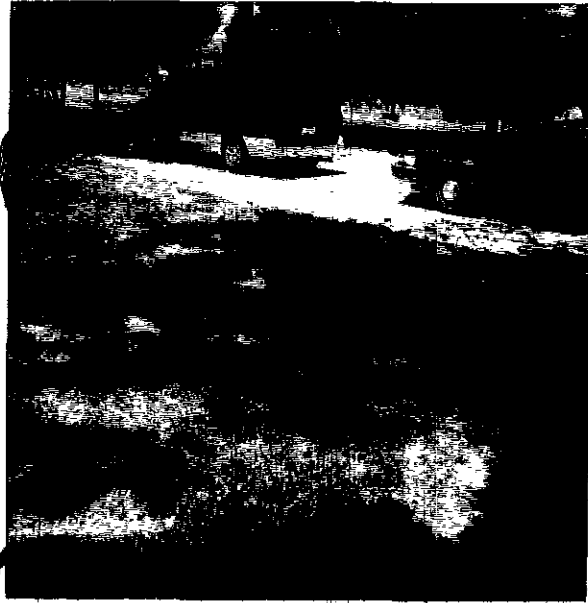
RECEIVED

AUG 11 1995

ZADM

SPEERT PROJECT
PETITIONER(S) EXHIBIT ()

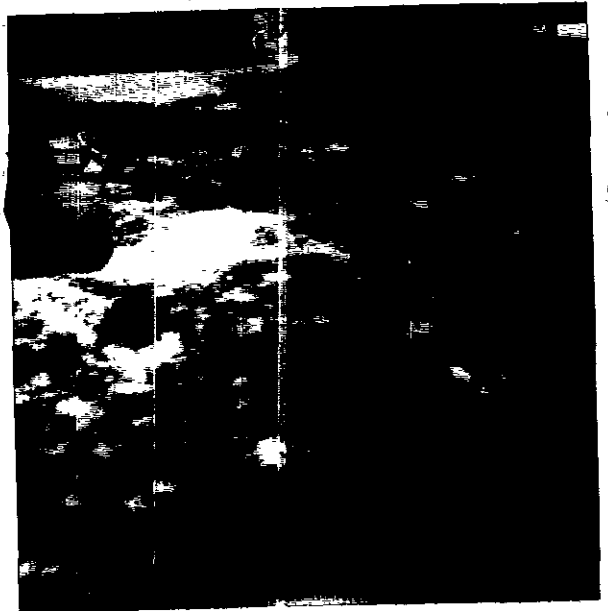
Replace
Building



DOVER ROAD ↓

Shot of Driveway
AND Garage area

HOUSE SIDE ENTRANCE



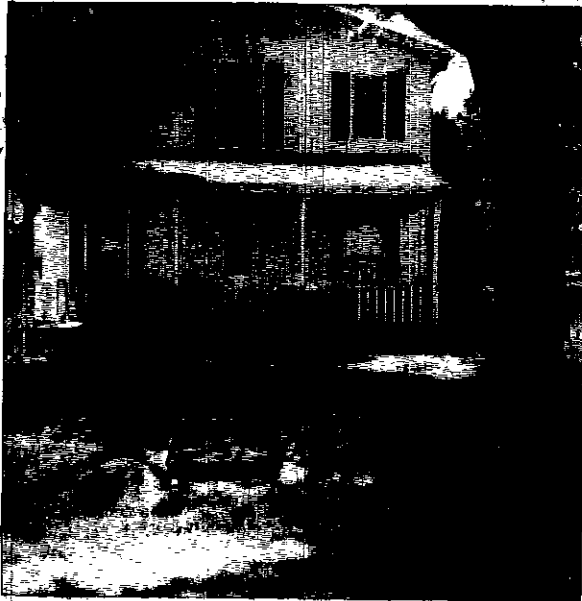
GARAGE AREA

EXISTING GARAGE AREA
TO RECONSTRUCT GARAGE

#54

MICROFILMED

SPZERT PROJECT
PETITIONER(S) EXHIBIT ()

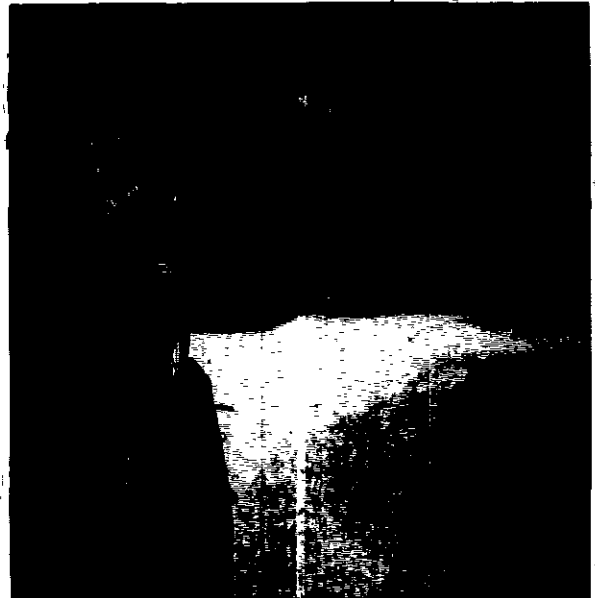


FRONT ELEVATION



12516 DOVER ROAD

STREET PICTURE



DOVER RD ↓
EXISTING GARAGE AREA
PROPOSE RE CONSTRUCTION
OF GARAGE IN FRONT
OF Mini Van and RIGHT
SIDE AREAS

54

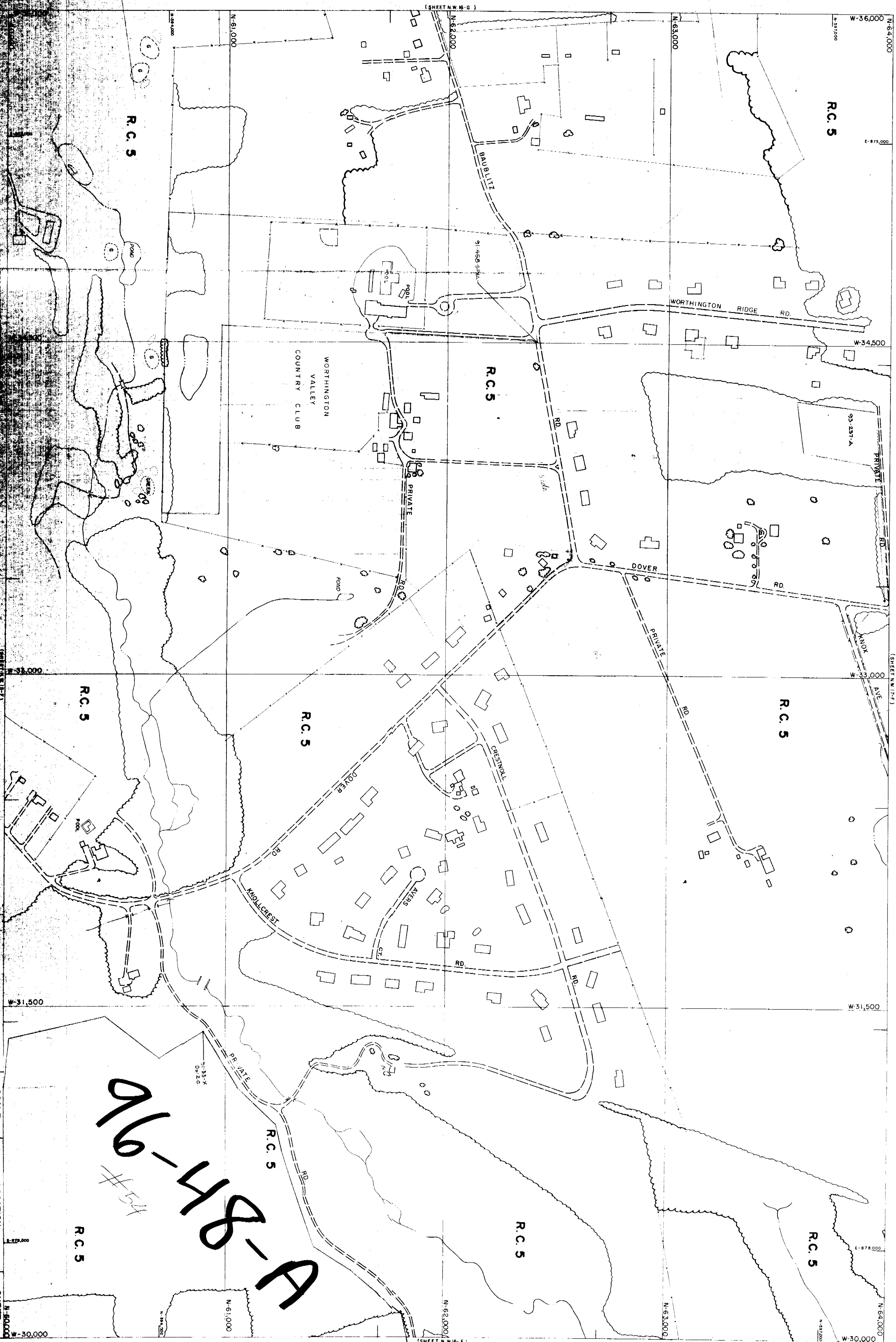
408363887154755



96-48-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±
LOCATION
SHEET
DATE OF PHOTOGRAPHY JANUARY 1986
NORTH OF CHESTNUT RIDGE
N.W. 16-F



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1991 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council

DEC 15 1992

1. *Phragmites australis* (Cav.) Trin. ex Steud.

702-1

100

10



96-48-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±
LOCATION
SHEET
DATE OF PHOTOGRAPHY JANUARY 1986
NORTH OF CHESTNUT RIDGE
N.W. 16-F



1998 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
On: 12, 1998
1994 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
On: 12, 1994

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1995
LOCATION	NORTH OF CHESTER RIDGE
SHEET	N. W. 18-F

016-78-A
#54

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Dover Road, 452 ft. S of
C/L of Baubitz Road
12516 Dover Road
4th Election District
3rd Councilmanic District
Maurice Speert, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Maurice Speert and Bethany Speert, his wife, for that property known as 12516 Dover Road in the Worthington Club Estates subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (detached garage) with a side yard setback of 2 ft., in lieu of the required 1-1/2 ft., and to allow the same on the side yard closer to the street, in lieu of the required rear yard and third of the lot farthest removed from any street. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September, 1995 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (detached garage) with a side yard setback of 2 ft., in lieu of the required 1-1/2 ft., and to allow the same on the side yard closer to the street, in lieu of the required rear yard and third of the lot farthest removed from any street, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 11, 1995

Mr. and Mrs. Maurice Speert
12516 Dover Road
Reisterstown, Maryland 21136

RE: Petition for Administrative Zoning Variance
Case No. 96-48-A
Property: 12516 Dover Road

Dear Mr. and Mrs. Speert:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at #12516 Dover Road
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) of the Baltimore County Zoning Regulations to permit an accessory structure (detached garage) with a side yard setback of 2 ft. in lieu of the required 2 1/2 ft. and to allow the same on the side yard closer to the street in lieu of the required rear yard and third of the lot farthest removed from any street. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE BACK SHEET

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City State Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

X Maurice Speert

X Bethany Speert

X Bethany Speert

X Bethany Speert

#12516 Dover Rd. 561-0800

Reisterstown Md. 21136

Gunnysland Co. Md.

Robert P. Cunningham

113 W. Padonia Rd. 292-7933

Hunt Valley, MD 21030

A Public Hearing has been requested and/or found to be required. It is ordered by the Zoning Commissioner of Baltimore County, this 11th day of September, 1995, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

REVIEWED BY: [Signature] DATE: 8-13-95
ESTIMATED POSTING DATE: 8/13/95

Printed with Soybean Ink
on Recycled Paper

ITEM #: 54

Affidavit in support of Administrative Variance

undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

1. the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify in the event that a public hearing is scheduled in the future with regard thereto

2. the Affiant(s) does/do presently reside at #12516 Dover Road

Reisterstown Md. 21136

as based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include hardship or practical difficulty)

please allow us to replace our existing garage (24x24) with a new 35'x23' Garage on the same footprint at the end of our existing driveway.

Reason for replacement:

1) Foundation deterioration

2) unsafe to just repair exist.

3) Septic system is in rear yard

At Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and be required to provide additional information

M. Paul Speert Bethany Speert

M. Paul Speert Bethany Speert

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I, Bethany Speert, do hereby certify, this 3rd day of August, 1995, before me, a Notary Public of the State of Maryland, to and for the County aforesaid, personally appeared

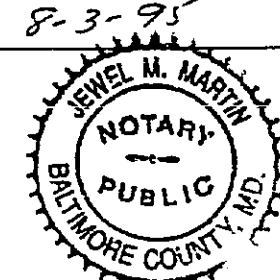
Bethany Speert & M. Paul Speert

Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

WITNESS my hand and Notarial Seal.

8-3-95

My Commission Expires: 7-13-97



Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 12516 DOVER ROAD
(address)
Election District 4 Councilmanic District 3

Beginning at a point on the WEST side of DOVER ROAD (north, south, east or west) which is 70' (number of feet of right-of-way width)

wide at a distance of 452' SOUTH (number of feet) (north, south, east or west) of the centerline of the nearest improved intersecting street BALBITZ ROAD (name of street)

which is 60' wide. *Being Lot # --- (number of feet of right-of-way width)

Block ---, Section # --- in the subdivision of WORTHINGTON CLUB ESTATES as recorded in DEED (name of subdivision)

LIBER # 9170, Folio # 571, containing 79279.26 sq. ft. (1.81 Ac) (square feet and acres)

BEGINNING AT SW CORNER DOVER & BAUBITZ RD. GOING SE 57', THEN SE 230.1', THEN SE 150' THEN SW 150', THEN SW 203.7', THEN NW 50.5' THEN NE 422', THEN SE 26' TO POINT OF BEGINNING.

#54

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: H-8 Date of Posting: 8/17/95

Posted for: Variance

Petitioner: Maurice & Bethany Speert

Location of property: 12516 Dover Rd, NLS

Location of Sign: Along road on property back road

Remarks: ---

Posted by: Matthew [Signature] Date of return: 8/17/95

Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 96-48-A 004848
DATE: 8/14/95 ACCOUNT: 2-006-015-000
AMOUNT: \$ 85.00
RECEIVED FROM: Maurice Speert
FOR: 010 - Variance ... \$ 50 ITEM 54
010 - sign ... \$ 35 Taken by JEF
\$40340336-11-00
SA 0002:37PM08/04/95
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Carl J. Jaron
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 54

Petitioner: M. PAUL SPEERT

Location: 12508 Dover Road Reisterstown, MD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: M. PAUL SPEERT

ADDRESS: 12508 Dover Rd

Reisterstown, MD 21136

PHONE NUMBER: 561-0800

Ad: ggs

(Revised 04/09/93)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-48-A (Item 54)
12516 Dover Road
W/S Dover Road, 422' S of c/l Baubitz Road
4th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 20, 1995. The closing date (September 5, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Maurice and Bethany Speert



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 26, 1995

Mr. and Mrs. Maurice Speert
12516 Dover Road
Reisterstown, Maryland 21136

RE: Item No.: 54
Case No.: 96-48-A
Petitioner: M. Speert, et ux

Dear Mr. and Mrs. Speert:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 4, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 8, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 26, 31, 32, 33, 34, 35, 36, 37, 38, 41, 43, 44, 45, 46, 48, 49, 50, 51, 53, and 54.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Emily L. Pina*

PK/JL

ITEM26/PZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-8-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 054 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

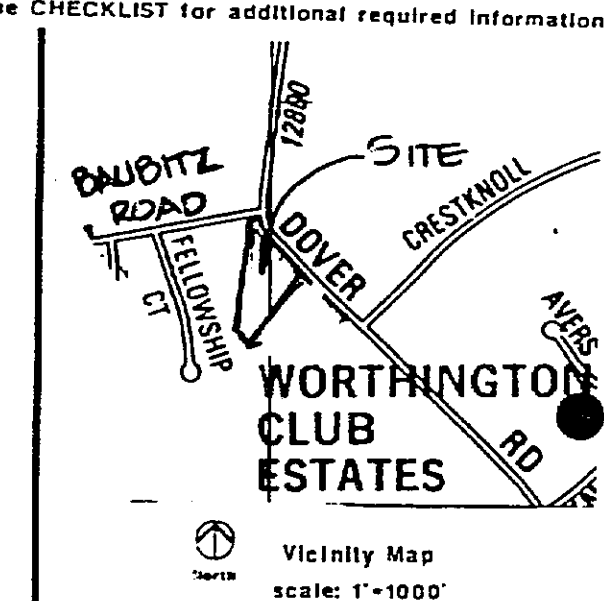
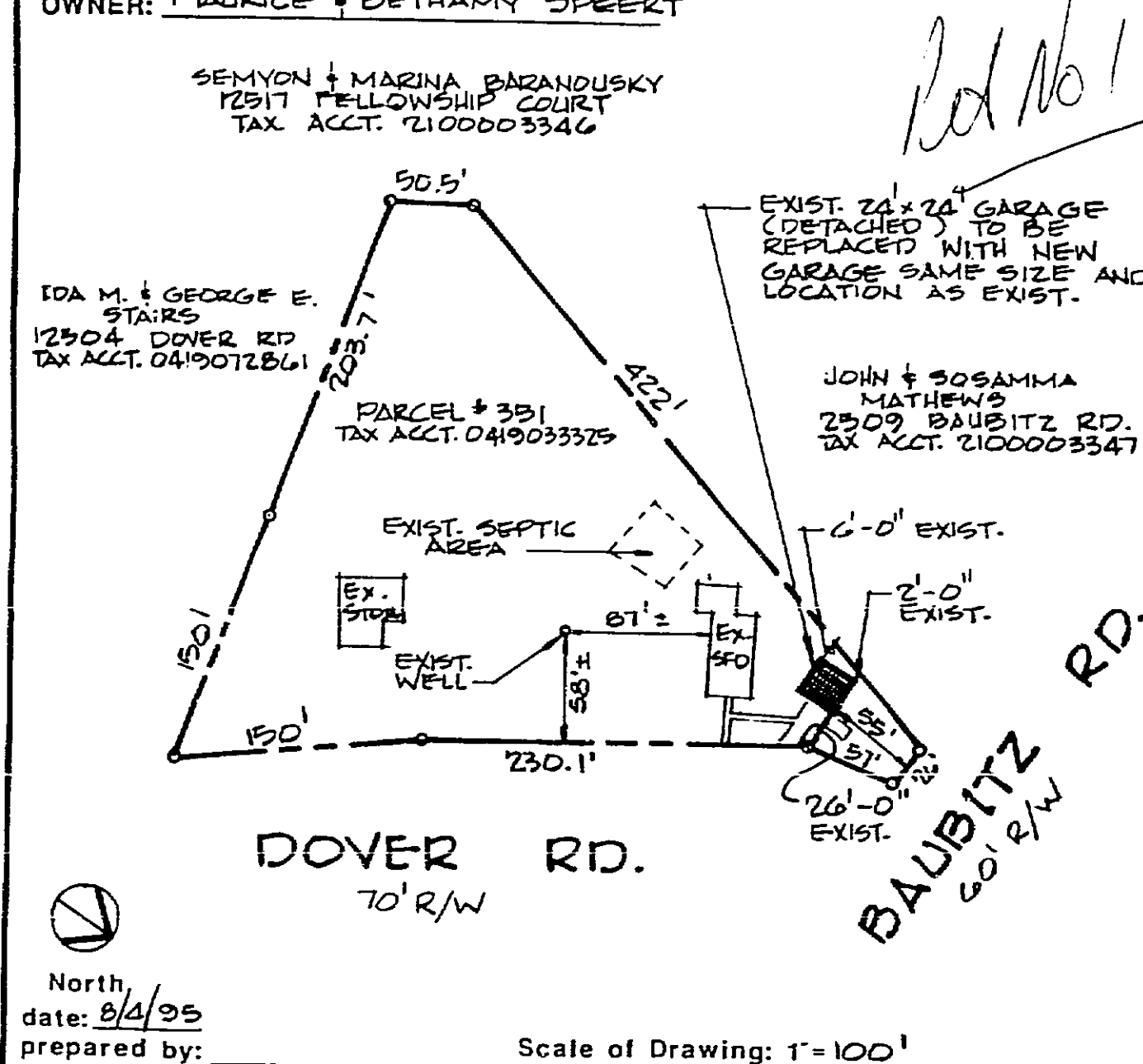
Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 12516 DOVER ROAD see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: WORTHINGTON CLUB ESTATES

plat book # _____ lot # _____ section # _____

OWNER: MAURICE & BETHANY SPEERT



LOCATION INFORMATION

Election District: 4
Councilmanic District: 3
1"=200' scale map: NW-16F
Zoning: RC-5
Lot size: 2.81 77279.2 square feet
Sewer: ☐ ☒
Water: ☐ ☒
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
reviewed by: _____ ITEM #: _____ CASE#: _____

**BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: August 22, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for August 21, 1995
Items 044, 046, 047, 048, 049, 051, 053 and 054

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sh

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 14, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

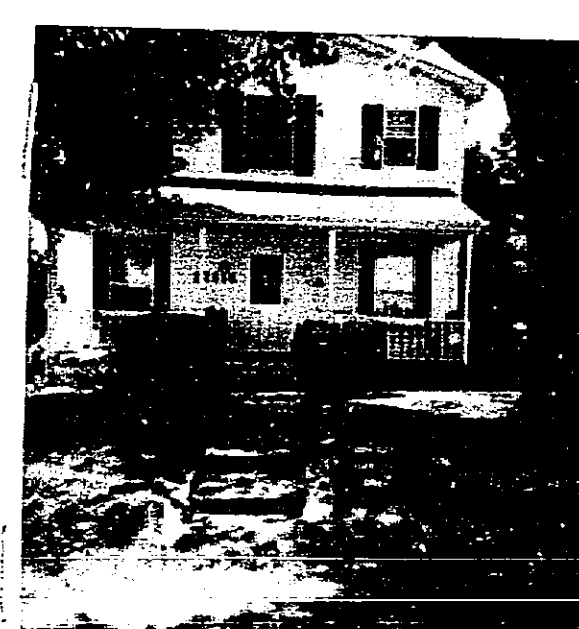
B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 43,44,45,46,48,49,50, 51,52,53 AND 54.

RECEIVED
AUG 11 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File
Printed on Recycled Paper



FRONT ELEVATION

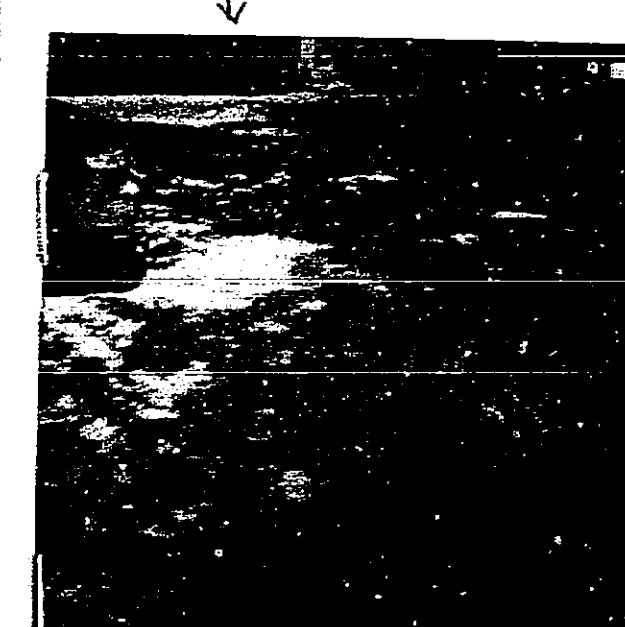
12516 DOVER ROAD
STREET PICTURE



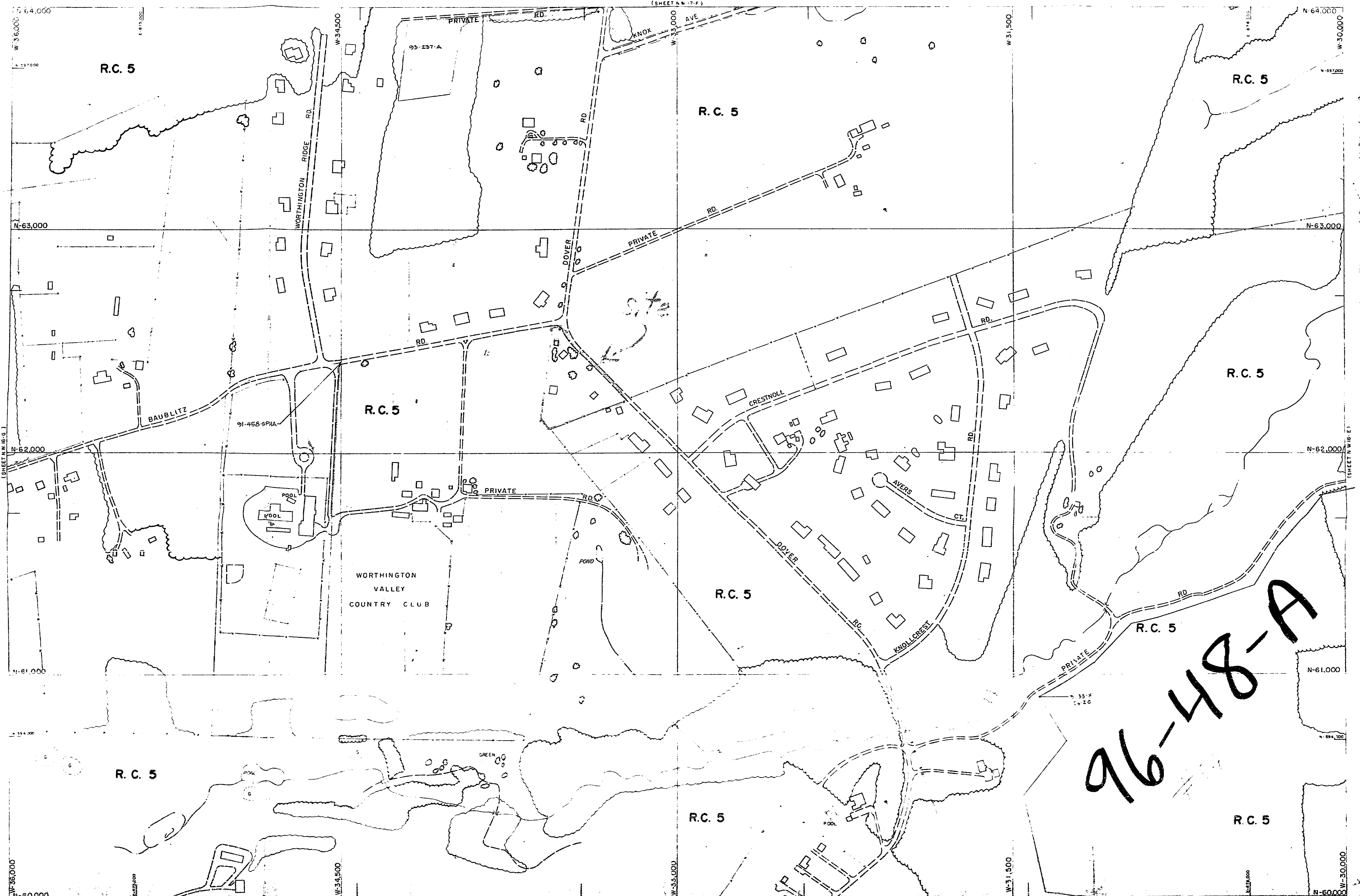
DOVER RD
EXISTING GARAGE AREA
PROPOSE RE CONSTRUCTION
OF GARAGE IN FRONT
OF Mini Van and RIGHT
SIDE AREAS



DOVER ROAD
Slot of Driveway
AND Garage area



GARAGE AREA
EXISTING GARAGE AREA
TO RECONSTRUCT GARAGE



1988 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 13, 1988 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88		1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Bill Nos. 151-92, 152-92, 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92		SCALE 200'	LOCATION NORTH OF CRESTNOLL RD	SHEET N. W.
W-SE T-NE		BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING		DATE		

96-48-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	NORTH OF	N.W.
DATE	CHESTNUT RIDGE	16-F
OF		
PHOTOGRAPHY		
JANUARY		
1986		

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401